
MONTGOMERY COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION

Comprehensive Water Supply and Sewerage Systems Plan Amendments Administrative Delegation Action 2009-3 Water/Sewer Service Area Category Change Requests

I. CHRONOLOGY - Interagency Notices of Public Hearing:	June 29, 2009
Published Notice of Public Hearing:	July 24, 2009
Public Hearing:	August 4, 2009
Public Hearing Record Closed:	August 11, 2009
DEP Administrative Approval Action:	August 26, 2009
MDE Review Completed:	

II. BACKGROUND - Authority: Under the Annotated Code of Maryland, Section 9-501, *et seq.*, the Maryland Department of the Environment (MDE) has charged the Montgomery County Council, as the governing body for Montgomery County, with adopting and amending a comprehensive plan for the provision of adequate water supply and sewerage systems within the county. As part of the staging element of *Montgomery County Ten-Year Comprehensive Water Supply and Sewerage Systems Plan (CWSP)*, the Council has designated water and sewer service area categories for all properties within the county. Requests to change the water and/or sewer service area categories designated in the Plan constitute proposed amendments to that plan.

In the adopted CWSP, the County Council has delegated the authority to approve certain amendments to the Plan, including water and sewer category changes, by an administrative process, to the Director of the Department of Environmental Protection (DEP). To qualify for administrative consideration, these amendments must satisfy the specific requirements of the policies established by the Council as established in the CWSP, Chapter 1, Section V.F. Administrative Delegation.

Proposed Plan Amendments: DEP staff considered proposed amendments for approval by the administrative delegation process. The proposed amendments were reviewed by the following agencies, as appropriate: the Washington Suburban Sanitary Commission (WSSC), the Maryland - National Park and Planning Commission (M-NCPPC), and the Montgomery County Department of Permitting Services - Well and Septic Section (DPS). The amendments were also referred to the County Council-members for their review and concurrence.

III. PUBLIC HEARING PROCESS - Public Hearing Notification: In accordance with State regulations, the County was to have provided a published notice of the administrative hearing at least 10 days prior in a newspaper of general, local circulation. This notice provided a link to the DEP website on which all pertinent documents were placed prior to that date. Also, in accordance with State regulations, DEP notified on June 29, 2009, the appropriate County and State agencies of the public hearing and the staff recommendations for each proposed amendment. DEP also provided a hearing notice to the following: each property owner/applicant, local civic association leaders, attorneys or engineers (as requested by the property owner), and abutting and confronting property owners, as identified by M-NCPPC.

Public Hearing Testimony and Interagency Recommendations: August 4, 2009, on behalf of DEP Director Robert Hoyt, DEP planner Alicia Youmans and Alan Soukup presided over the public hearing on the amendments under consideration for administrative approval. In addition to agency staff, Jody Kline and Brian Donnelly both attended the hearing on behalf of WSSC 09A-DNT-01 (Metrop. WA Orthodox Seniors Housing). There were no submitted written statements as part of the hearing record.

The Planning Board considered M-NCPPC staff recommendations on the five category change requests and two general water and sewer map amendments at its regular meeting on July 23, 2009. M-NCPPC staff and the Board concurred with the DEP staff recommendations for the five category change requests and the two general amendments. The Planning Board provided a written notice of its action to DEP on July 23, 2009.

County Council did not submit any objections to, or concerns with, the proposed requests prior to the closing of the public record on August 11, 2009.

DEP closed the public hearing record on August 11, 2009, upon receipt of the Council staff notice. Summary information, which includes all interagency recommendations and all testimony for the proposed amendments, is on file with DEP.

IV. DEP ADMINISTRATIVE ACTION - The August 2003 water/sewer category map update of the *Montgomery County Comprehensive Water Supply and Sewerage Systems Plan* is hereby amended as follows:

Darenstown Planning Area

WSSCR 09A-DNT-01: (Metrop. WA Orthodox Seniors Housing, Inc.)							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">▪ 14124 Seneca Rd, Germantown, 20874• Property ID: 06-00391565 & 06-00391543▪ Map tile: WSSC – 220NW04; MD – ES121▪ Located S of intersection of Darenstown Rd and Seneca Rd▪ Potomac MP▪ Great Seneca/Muddy Branch Watersheds▪ R-2 Zone; 8.17 acres▪ <u>Existing use:</u> Residential▪ <u>Proposed use:</u> Senior Housing to serve 35 units	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-1</td><td>W-1(No change)</td></tr><tr><td>S-6</td><td>S-6 multi-use system</td></tr></table> <p><u>Action and Policy Justification:</u> Approve S-6 multi-use system. Policy V.F.1.a Consistent with Existing Plans.</p>	<u>Existing – Requested – Service Area Categories</u>		W-1	W-1(No change)	S-6	S-6 multi-use system
<u>Existing – Requested – Service Area Categories</u>							
W-1	W-1(No change)						
S-6	S-6 multi-use system						

Potomac Planning Area

WSSCR 09A-POT-04: Rahimi							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none">▪ 11021 Chandler Road, Potomac 20854• Property ID: 10-00867347▪ Map tile: WSSC – 210NW11; MD – FN23▪ Located near intersection of Falls Rd and Chandler Rd▪ Potomac MP▪ Rock Run Watershed▪ R-200 Zone; 1.0 acres▪ <u>Existing use:</u> Residential▪ <u>Proposed use:</u> Residential	<table><tr><th colspan="2"><u>Existing – Requested – Service Area Categories</u></th></tr><tr><td>W-6</td><td>W-6(No change)</td></tr><tr><td>S-6</td><td>S-3</td></tr></table> <p><u>Action and Policy Justification:</u> Approve S-3. Policy V.F.1.a Consistent with Existing Plans.</p>	<u>Existing – Requested – Service Area Categories</u>		W-6	W-6(No change)	S-6	S-3
<u>Existing – Requested – Service Area Categories</u>							
W-6	W-6(No change)						
S-6	S-3						

WSSCCR 09A-POT-05: Rahimi							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> 8701 Falls Rd, Potomac 20854 Property ID: 10-00867440 Map tile: WSSC – 210NW11; MD – FN23 N. of the intersection of Falls Rd and Chandler Rd Potomac MP Rock Run Watershed R-200 Zone; 0.9 acres <u>Existing use:</u> unimproved <u>Proposed use:</u> residential 	<table border="1"> <thead> <tr> <th>Existing –</th><th>Requested – Service Area Categories</th></tr> </thead> <tbody> <tr> <td>W-3</td><td>W-3</td></tr> <tr> <td>S-6</td><td>S-1</td></tr> </tbody> </table> <p>Action and Policy Justification: Approve S-1. Policy V.F.1.a Consistent with Existing Plans.</p>	Existing –	Requested – Service Area Categories	W-3	W-3	S-6	S-1
Existing –	Requested – Service Area Categories						
W-3	W-3						
S-6	S-1						

WSSCCR 09A-POT-06: O'Connell							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> 13567 Glen Mill Rd, Rockville, 20850 Property ID: 04-00077014 Map tile: WSSC – 218NW10; MD – FR342 Corner of Ridge Rd and Glen Mill Rd Potomac MP Watts Branch Watershed RE-1 Zone; 1.2 acres <u>Existing use:</u> residential <u>Proposed use:</u> residential 	<table border="1"> <thead> <tr> <th>Existing –</th><th>Requested – Service Area Categories</th></tr> </thead> <tbody> <tr> <td>W-1</td><td>W-1 (No Change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </tbody> </table> <p>Action and Policy Justification: Approve S-3. Policy V.F.2.a Public Health Problems, restricted to single sewer hookup only.</p>	Existing –	Requested – Service Area Categories	W-1	W-1 (No Change)	S-6	S-3
Existing –	Requested – Service Area Categories						
W-1	W-1 (No Change)						
S-6	S-3						

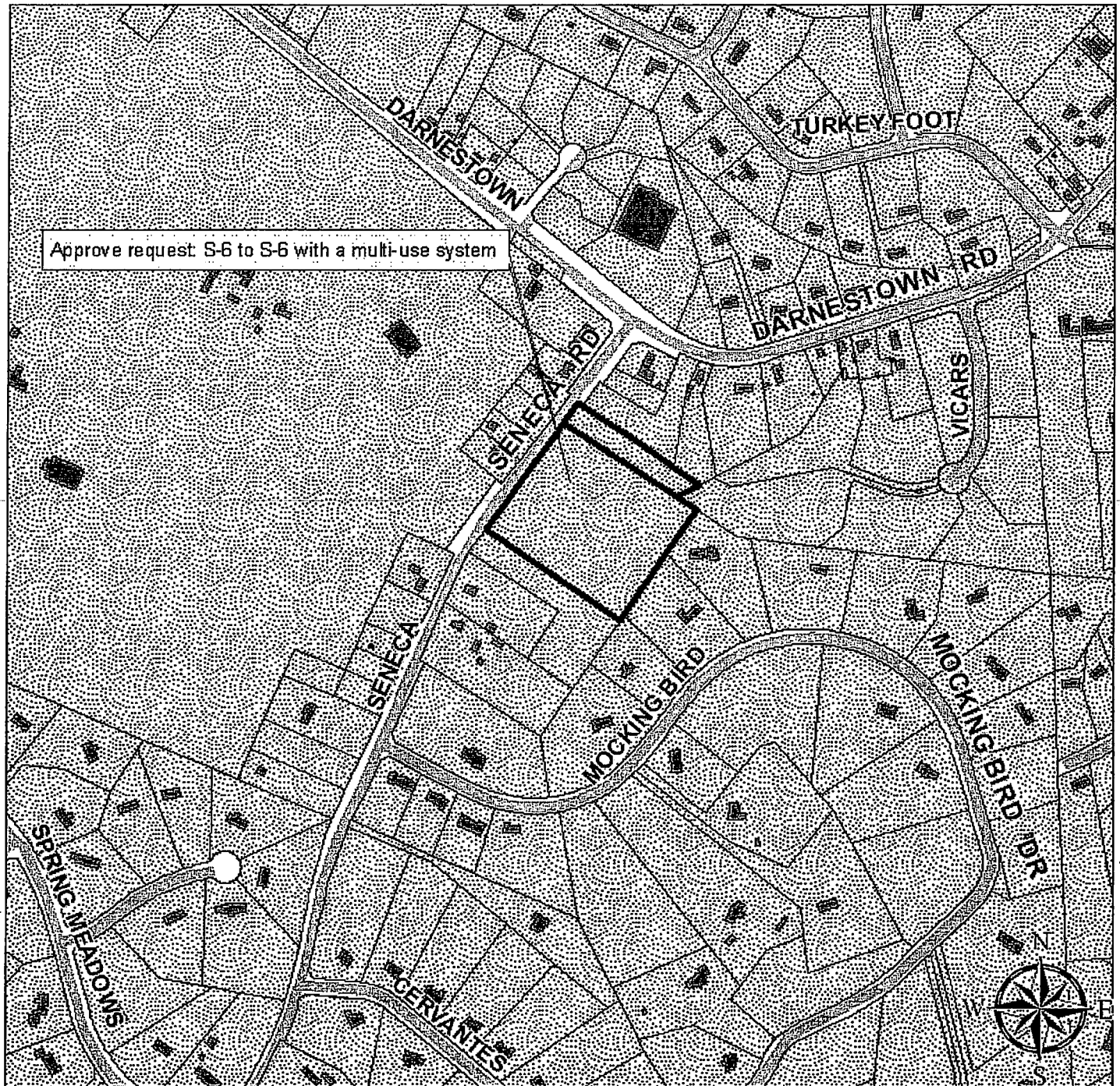
Travilah Planning Area

WSSCCR 09A-TRV-04: Peters							
Property Information and Location Property Development	Applicant's Request: Service Area Categories & Justification						
<ul style="list-style-type: none"> 9600 Sunset Dr, Rockville 20850 Property ID: 04-00078793 Map tile: WSSC – 217NW09; MD – FR561 Located West of Jasmine Hill Terrace and Sunset Dr Potomac MP Watts Branch RE-1 Zone; 1.3 acres <u>Existing use:</u> Residential <u>Proposed use:</u> Residential 	<table border="1"> <thead> <tr> <th>Existing –</th><th>Requested – Service Area Categories</th></tr> </thead> <tbody> <tr> <td>W-1</td><td>W-1 (No change)</td></tr> <tr> <td>S-6</td><td>S-3</td></tr> </tbody> </table> <p>Action and Policy Justification: Approve S-3. Policy V.F.2.a Public Health Problems, restricted to single sewer hookup only.</p>	Existing –	Requested – Service Area Categories	W-1	W-1 (No change)	S-6	S-3
Existing –	Requested – Service Area Categories						
W-1	W-1 (No change)						
S-6	S-3						

Sewer Services Area Category Map

09A-DNT-01

(Metropolitan Washington Orthodox Seniors Housing, Inc)



Legend

	14124 Seneca Rd		1
	Properties		3
	Roads		4
	Buildings		5
			6

Sewer Categories

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

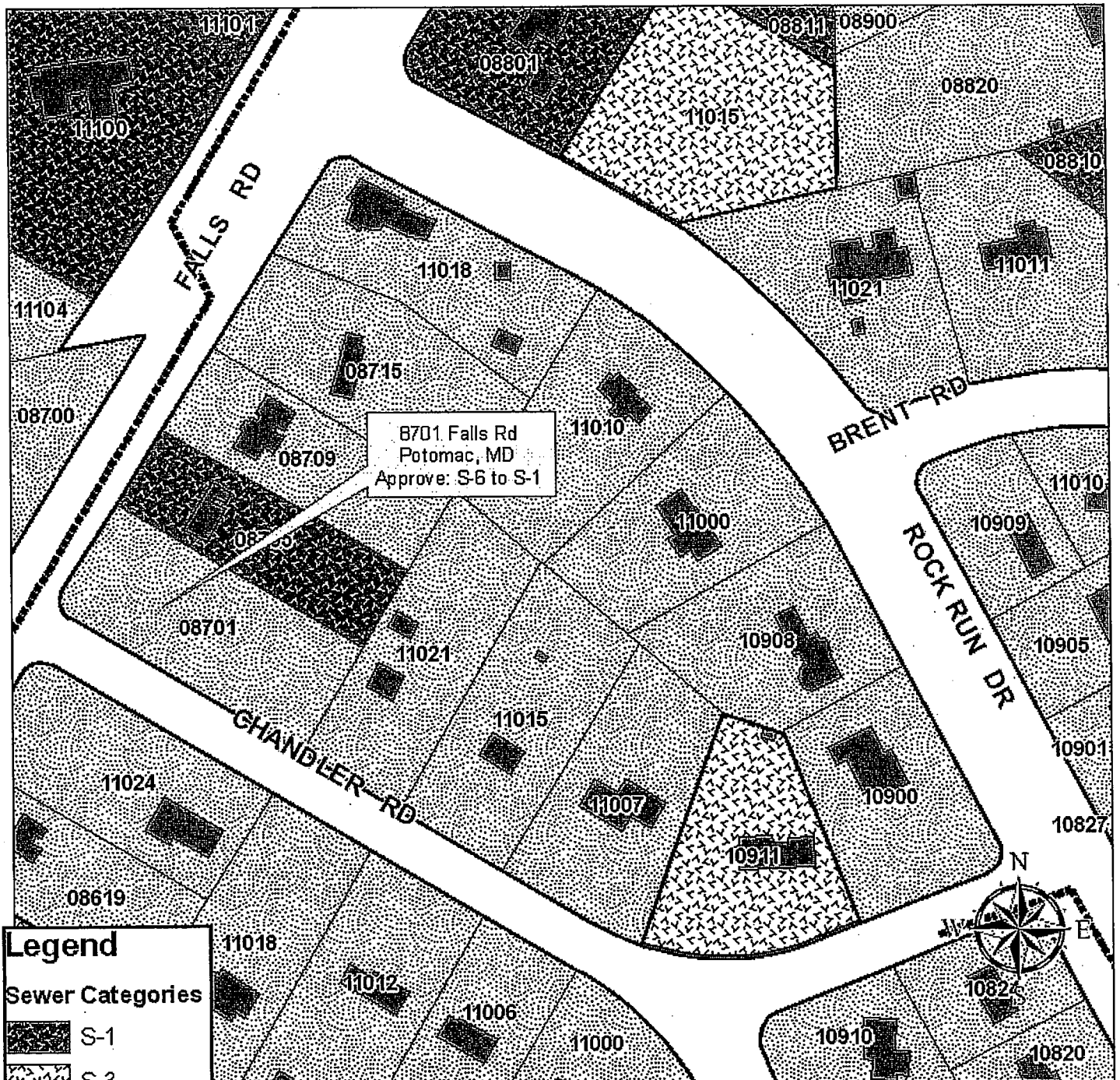
0 275 550 1,100
Feet

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DEP
Water and Wastewater
Policy Group

Sewer Services Areas Category Map 09A-POT-04(Rahimi)



Legend

Sewer Categories

- S-1
- S-3
- S-4
- S-5
- S-6
- Sewer Lines
- Properties

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

0 137.5 275 550 Feet



DEP
Water and Wastewater
Policy Group



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

June 10, 2009

TO: Luis Tapia, Acting Manager, Permit Services Unit
Washington Suburban Sanitary Commission

FROM: Alicia Youmans, Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Request to Provide a Single Sewer Service Connection

AM

This is to request that WSSC accept and act on an application to provide public sewer service for the following property:

Property Address & Identification	Owner – Est. Date	Abutting Main - 200' Tile	WSSCR No.
8701 Falls Rd, Rockville 20854 Property Acct# 10-00867440	Iraj Rahimi Property established: 1945	8" sewer (992671A) tile no. 211NW11	General sewer map amendment pending WSSCR#09A-POT-05

Our records show that the subject property was established in 1945, prior to the construction of the abutting sewer main (see above), which WSSC built in 2002. Given this, the property is eligible for a single sewer service connection under the abutting mains service policy in the County's Water and Sewer Plan.

DEP will address the service area category change amendment cited above, which seeks to change the existing category S-6 to S-1, allowing the provision of public sewer service. The property has been assigned the water and sewer category change number of WSSCR #09A-POT-05, however, it will take our office a couple months to take this application through the process, and the owner has indicated a need to expedite the service to this site.

WSSC may approve and install the requested sewer service connection/hookup in advance of DEP's approval of the associated service area change. The County's approved Water and Sewer Plan allows DEP to direct WSSC to provide public service for cases which clearly satisfy the abutting mains policy.

If you have any questions concerning this request, please contact me at either 240-777-7738 or alicia.youmans@montgomerycountymd.gov.

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Office of the Director, Water and Wastewater Policy Group
255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7700, FAX 240-777-7773

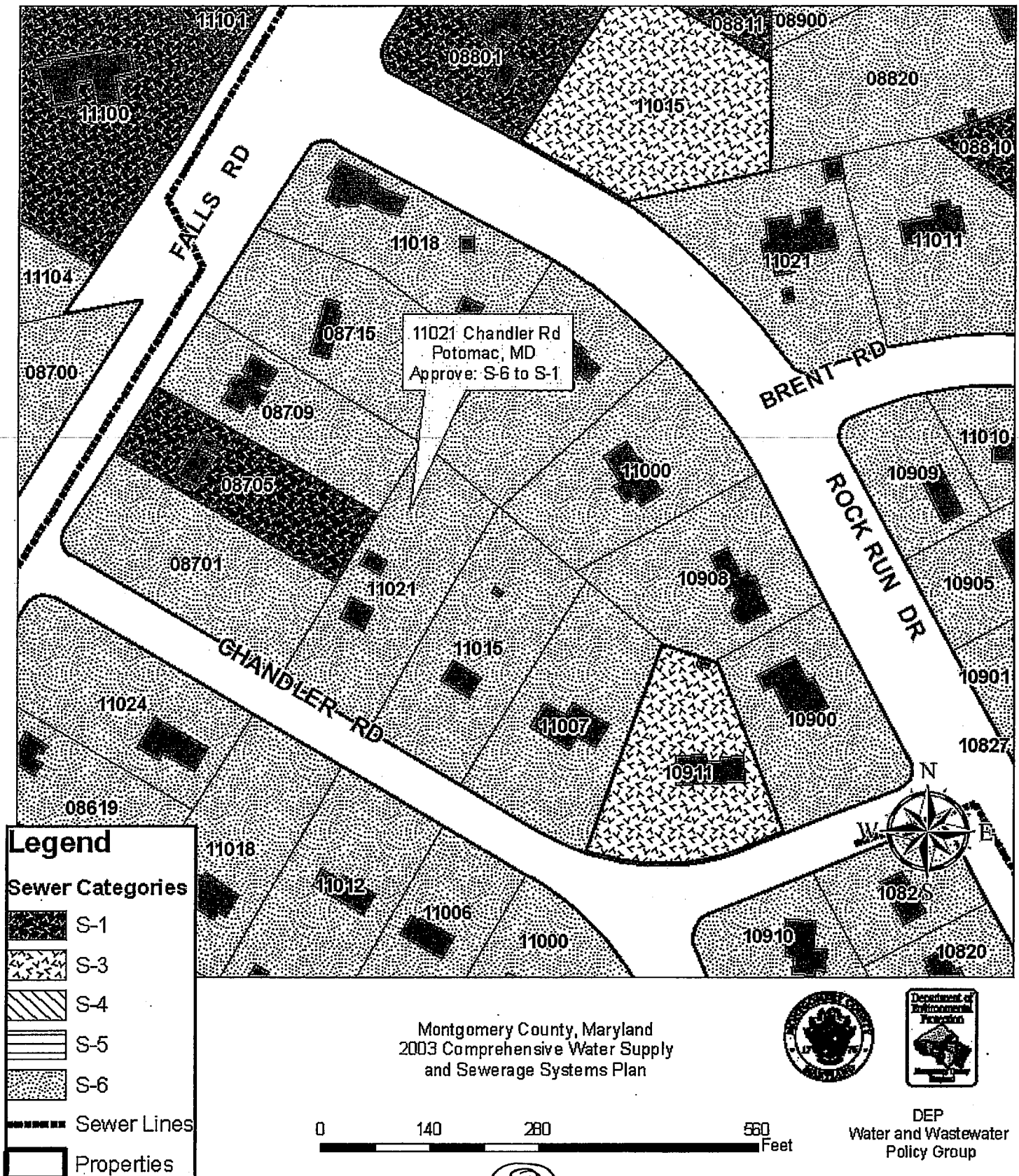
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Luis Tapia
June 10, 2009

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cc: Lisa Sine, Development Services Group/Permit Services, WSSC
Kathy Maholtz, Development Services Group, WSSC
Katherine Nelson, County-Wide Planning/Environmental, M-NCPPC
Gene Von Gunten, Well and Septic Section, DPS
Keith Levchenko, County Council
Iraj Rahimi

Sewer Services Areas Category Map 09A-POT-05(Rahimi)



Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

March 18, 2009

TO: Peg Robinson, Acting Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alicia Youmans, Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

AM

We request WSSC's assistance in expediting the provision of public sewer service to the following property:

Sewer Service: 11021 Chandler Rd, Potomac 20854

Property I.D.: Acct#10-00867347; Block 3; Lot 12	SDAT tax map: FN23
Owner: Iraj A. Rahimi	Service Areas: W-3/S-6
WSSC grid: 210NW11	Zoning/Size: R-200/ 1.03acres
Planning Area: Potomac	Watershed: Rock Run

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service, due to that an onsite correction may not be possible. A sewer extension will be necessary.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. The property owner has filed a request for a service area change from S-6 to S-1 (WSSCR #09A-POT-04).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. **WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via the WSSC's system should be provided as soon as possible.** We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC Development Services Group (DSG) at 301-206-8650 for additional information or refer to WSSC-DSG website at http://www.wssc.dst.md.us/dsg-permits/dsg_home.cfm.

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Peg Robinson
March 18, 2009

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If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at Alicia.youmans@montgomerycountymd.gov or 240-777-7738.

Attachments

cc: Luis Tapia and Lisa Sine, Permit Services Unit, WSSC
Dave Shen and Kathy Maholtz, Development Services Group
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene von Gunten and John Hancock Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Iraj Rahimi, Property Owner

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

MEMORANDUM

March 17, 2009

To: Alicia Youmans
Water and Waste Management
Montgomery County Environmental Protection

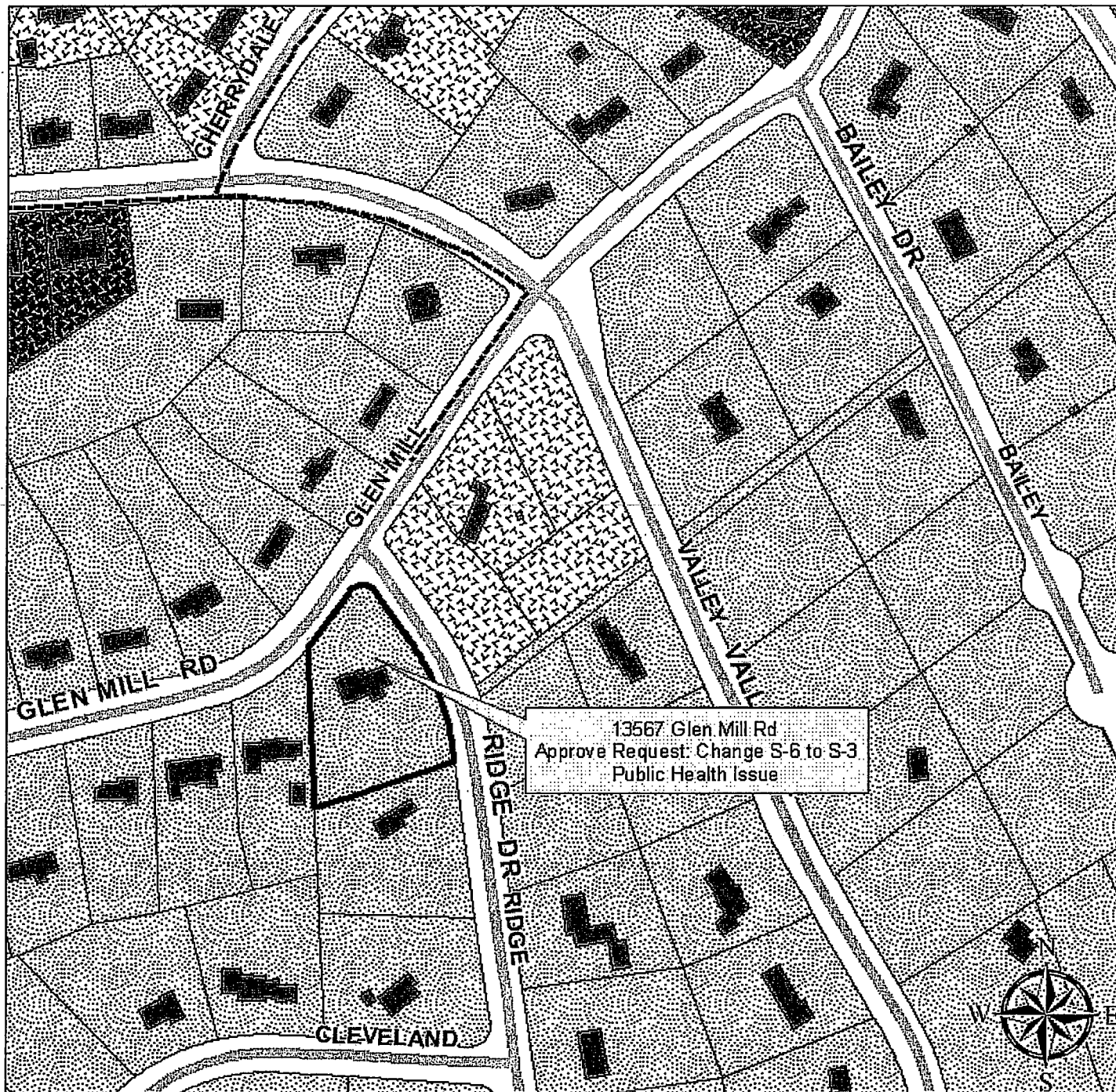
From: John Hancock JH
Well and Septic Section
Montgomery County Permitting Services

Subject: Request for a Sewer Connection
11021 Chandler Road
Tax Map Grid FN 23
WSSC Grid 210 NW 11

Iraj Rahimi, one of the owners of the structure at the location noted above, has requested our assistance in obtaining an expedited sewer connection to replace a failed on-site septic system. A septic system failure has been confirmed and an onsite correction may not be possible. A mainline sewer extension will be necessary. The property is in S-6 sewer category. If I can be of further assistance please contact me at 240-777-6318.

Cc: Alan Soukup, Montgomery County DEP; Iraj Rahimi

Sewer Services Area Category Map 09A-POT-06 (OConnel)



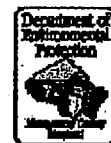
Legend

	13567 Glen Mill Rd		1
	Sewer Lines		3
	Roads		4
	Buildings		5
			6

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

0 160 320 640
Feet

12



DEP
Water and Wastewater
Policy Group



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

April 15, 2009

TO: Michael Harner, Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alicia Youmans, Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: Public Health Problems

Handwritten initials "AJ" inside a circle.

We request WSSC's assistance in expediting the provision of public sewer service to the following property:

Sewer Service: 13567 Glenn Mill Road, Rockville, 20850

Property ID.: Account #00077014, Lot 1 Block 4

Owner: Scott and Michelle O'Connell

WSSC grid: 218NW10

Planning Area: Potomac-Travilah

Service Areas: W1/S6

Zoning/Size: RE-1 /1.2

Watershed: Watts Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service. It appears the property would require about a 200 foot extension from Glen Mill Rd for service.

Although this property is designated as category S-6 in the County's Water and Sewer Plan, DPS acknowledgment of a public health problem is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP will initiate the process to have the property owner file a request for a service area change from S-6 to S-3

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public [water/sewer] service via the WSSC's system should be provided as soon as possible. We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. Contact the WSSC

Handwritten number "13" inside a circle.

Michael Harmer
April 15, 2009

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Development Services Group (DSG) at 301-206-8650 for additional information or refer to WSSC-DSG website at http://www.wssc.dst.md.us/dsg-permits/dsg_home.cfm.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at: alicia.youmans@montgomerycountymd.gov or 240-777-7738.

Attachments

cc: Luis Tapia and Lisa Sine, Permit Services Unit, WSSC
Dave Shen /Kathy Maholtz, Development Services Group
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene von Gunten and John Hancock Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Scott and Michelle O'Connell

AMY:amy/[R:\Programs\Water_and_Sewer\Projects\well-septic\HEALTHAZEXPDOCS=alpha-street\G13567 Glen Mill Rd O'Connell

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

MEMORANDUM

April 15, 2009

TO: Alicia Youmans
Water and Waste Management
Montgomery County Environmental Protection

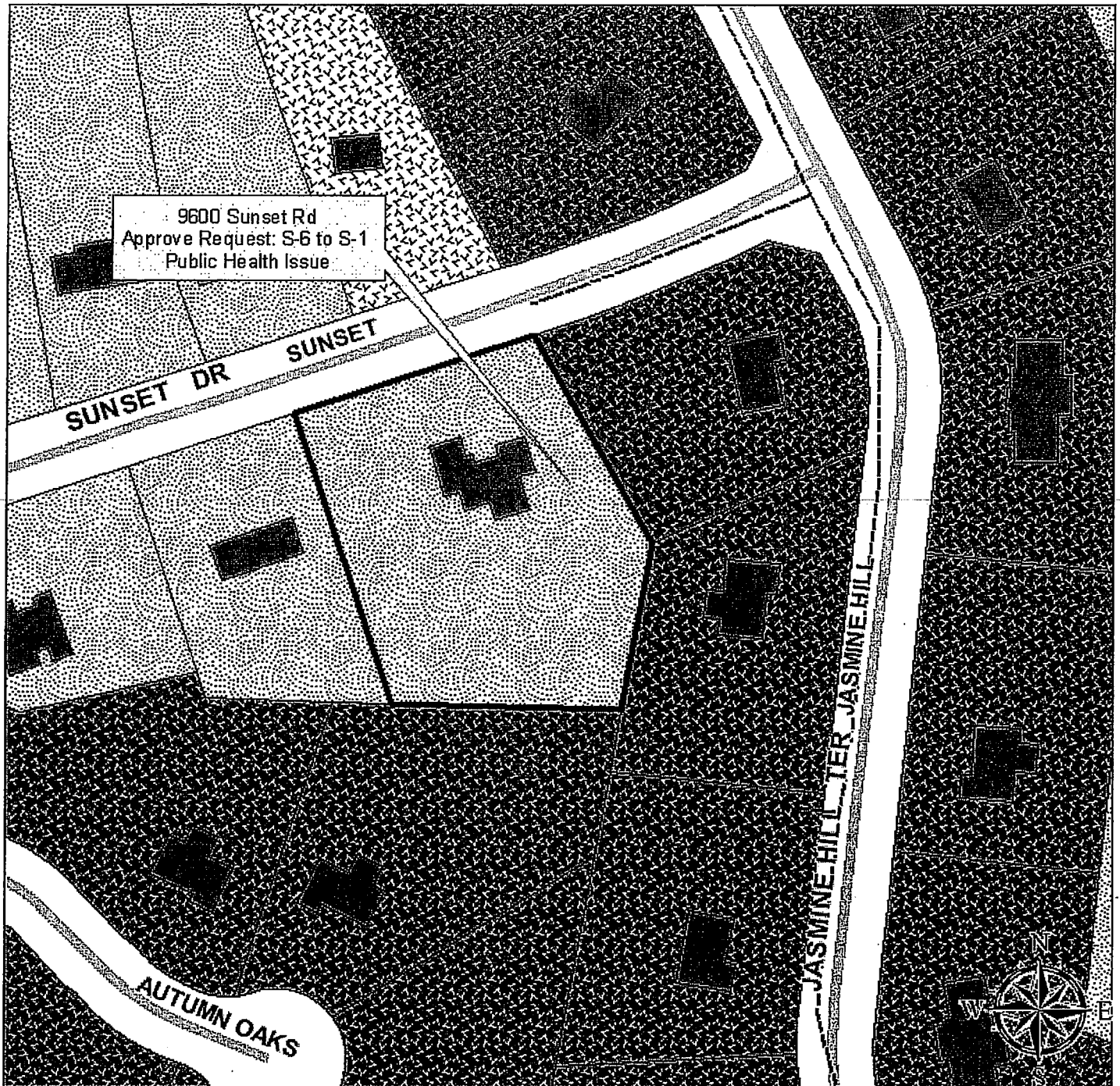
FROM: John Hancock JH
Well and Septic Section
Montgomery County Permitting Services

SUBJECT: Request for Sewer Connection
13567 Glen Mill Road
Tax Map FR 42
WSSC Grid 218 NW 10

Michelle O'Connell, one of the owners of the structure at the location noted above, has requested our assistance in obtaining an expedited sewer connection to replace a failing septic system. An inspection of the septic system has been conducted by our office; the results indicate the seepage pits are full. Please be aware that we are currently in a drought. An onsite repair to the septic system appears possible; however the replacement trenches will be oversized due to marginal soil conditions. Future repairs to the septic system will be difficult to limited replacement area. The property is S-6 sewer category and a sewer extension will be necessary. If I can be of further assistance please contact me at 240-777-6318.

Cc: Alan Soukup, Montgomery County D.E.P.; Michelle O'Connell

Sewer Services Area Category Map 09A-TRV-04 (Peters)



Legend

Sewer Categories

	09A-TRV-04_Peters		1
	Properties		3
	Roads		4
	Buildings		5
			6

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

0 62.5 125 250 Feet

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DEP
Water and Wastewater
Policy Group



DEPARTMENT OF ENVIRONMENTAL PROTECTION

Isiah Leggett
County Executive

Robert Hoyt
Director

MEMORANDUM

February 26, 2009

TO: Peg Robinson, Acting Group Leader, Development Services Group
Washington Suburban Sanitary Commission

FROM: Alan Soukup, Senior Environmental Planner, Water and Wastewater Policy Group
Department of Environmental Protection

SUBJECT: WSSC Service to Relieve Public Health Problems

We request WSSC's assistance in expediting the provision of public sewer service to the following property:

Sewer Service: 9600 Sunset Drive, Rockville

Property I.D.:	Lot 4-D, Block 2, North Glen Hills Sec. 1 (SDAT tax map: FR51)	
Owner:	Joel and Sharon Peters	Service Areas: W-1, S-6
WSSC grid:	217NW09	Zoning/Size: RE-1 Zone, 1.38 ac. (60,004 ft ²)
Planning Area:	Travilah	Watershed: Watts Branch

The Department of Permitting Services (DPS), Well and Septic Section, has advised this office of a public health problem, a septic system failure, at the subject property (see the attached memorandum). DPS recommended relief of this problem by connecting the site to public sewer service due to limited possibilities for an on-site replacement system. Although the DPS memo notes that a sewer extension may be needed, our information shows an existing 8-inch sewer main (WSSC contact no. 971753A) and manhole at the northeast property corner along Sunset Drive.

This property is designated as category S-6 in the County's Water and Sewer Plan. However, acknowledgment of a public health problem by DPS staff is sufficient justification to warrant the expedited provision of public sewer service, regardless of the existing service area category. DEP has initiated the process to have the property owner file a request for a service area change from S-6 to S-1 (WSSCR 09A-TRV-04).

Given these conditions, it is reasonable to relieve this public health hazard by expediting the provision of public sewer service. WSSC should not wait for the approval of a Water and Sewer Plan amendment to provide public service; public sewer service via the WSSC's system should be provided as soon as possible. We would appreciate your assistance in this matter.

The property owner will need to contact WSSC to begin the application process for public sewer service. Neither DEP nor DPS staff can initiate a WSSC service application on the owner's behalf. The owner should contact the

Office of the Director, Water and Wastewater Policy Group

255 Rockville Pike, Suite 120 • Rockville, Maryland 20850-4166 • 240-777-7700, FAX 240-777-7773

Peg Robinson
February 26, 2009

Page 2

WSSC Permit Services Unit at 301-206-4003 for additional information or refer to the WSSC-Permits website at http://www.wssc.dst.md.us/dsg-permits/permits_doc_forms.cfm.

If you have any questions, or if there are significant problems related to provision of sewer service, please contact me at alan.soukup@montgomerycountymd.gov or 240-777-7716.

Attachments

cc: Luis Tapia and Lisa Sine, Permit Services Unit, WSSC
Kathy Maholtz, Development Services Group
David Lake, Manager, Water and Wastewater Policy Group, DEP
Gene von Gunten and John Hancock, Well and Septic Section, DPS
Katherine Nelson, Community-Based Planning/Environmental Unit, M-NCPPC
Joel and Sharon Peters

ADS:ads/

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DEPARTMENT OF PERMITTING SERVICES

Isiah Leggett
County Executive

Carla Reid Joyner
Director

MEMORANDUM

February 18, 2009

To: Alan Soukup
Water and Waste Water Management
Montgomery County Environmental Protection

From: John Hancock *JH*
Well and Septic Section
Montgomery County Permitting Services

Subject: Request for Sewer Connection
9600 Sunset Drive
Tax Map Grid: FR 51
North Glen Hills, Section 1, Lot 4D, Block 2
WSSC Grid: 317 NW 09

Sharon Peters, one of the owners of the structure noted above, has requested our assistance in obtaining an expedited sewer house connection. In 2008, an inspection conducted by our office determined that the trenches were saturated. An onsite correction may not be possible. Recent incidental damage to the septic tank by the gas company should be repaired to serve the dwelling in the interim until such time as sewer can be provided. The property is S-6 category and a sewer extension may be required. If I can be of further assistance please contact me at 240-777-6318.

Cc: Sharon Peters; Luis Tapia, W.S.S.C.

General Water and Sewer Map Amendment: GWSMA 09G-FAI-02

Initiated by DEP-Water and Wastewater Policy Group: May 15, 2009

Purpose: DEP-WWPG staff has developed this proposed water/sewer category map amendment to address water and sewer service area categories for selected properties in the Burtonsville area. (A map showing the neighborhood study area and its existing water/sewer service area categories is attached.) DEP has previously addressed water and sewer category changes for several of the properties in this area on a case-by-case basis. This proposed general map amendment has the potential to eliminate the need for up to 27 future individual category change requests.

Background: According to the County Water and Sewer Plan as well as the Fairland master plan this area is intended to receive public water and sewer service. The majority of the properties are already in the correct category for receiving public water and/or sewer service, though there are 27 properties that still need to be addressed.

Proposal: This sewer category map amendment proposes to change the water and/or sewer category for properties in category S-6, S-5, or W-6 located in the Burtonsville area. All of the subject properties have frontage directly along the street. There are in total 27 properties included in this general amendment. In total, 17 properties that need a water and sewer category change, 4 that need a water category change only, and 6 properties that need a sewer category change only.

Water: 21 properties are being proposed for a water category change request. 19 of these properties abut an existing water main, and are being recommended for category W-1. The remaining two properties recommended for W-3 would require a water main extension.

Sewer: In total 23 properties are being proposed for a sewer category change. 15 of these properties abut an existing sewer main and are proposed for category S-1. The other 8 properties are proposed for S-3 and will require a sewer main extension.

The following table shows both the existing water and sewer service area categories and those proposed by DEP for the 27 properties included in the general map amendment:

GWSMA 09G-FAI-02					
Action and Policy Justification: Approve S-3, S-1, W-3, W-1. Policy V.F.1.a Consistent with Existing Plans.					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
14831 Old Columbia Pike (05-00249956)	Roy J & ME Athey	R-200 3.11 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
3508 Greencastle Rd (05-00253880)	Swanee L Kline	R-90 0.971 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and sewer main.
4343 Spencerville Rd (05-00254623)	Calverton BPO Elks Lodge	R-200 2.97 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
15009 Old Columbia Pike (05-00255935)	Riggs & Company Builders Inc	RE-2 0.048 acres	W-6 S-5	W-1 S-1	Property abuts an existing water main
3600 Greencastle Rd	David Dai Wi	R-90	W-6	W-1	Property abuts an existing

GWSMA 09G-FAI-02					
Action and Policy Justification: Approve S-3, S-1, W-3, W-1. Policy V.F.1.a Consistent with Existing Plans.					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
(05-00258118)	Kim	0.59 acres	S-5	S-1	water main
3512 Greencastle Rd (05-00258142)	Swanee L Kline	R-90 0.93	W-6 S-5	W-1 S-1	Property abuts an existing water main
00000 Sandy Spring Rd (05-00259135)	Montgomery County Maryland	R-200 14.03 acres	W-1 S-5	NC S-1	
15130 McKnew Rd (05-00259831)	Erik Krause	R-200 0.76 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main; Would need sewer extension
4223 Woottens Lane (05-00260420)	Mesfin Biru	R-200 0.5 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
3921 Sandy Spring Rd (05-00262122)	State of MD	I-1 3.41 acres	W-1 S-5	NC S-1	Property abuts an existing sewer main
1601 Sandy Spring Rd (05-00262372)	Michael Bussard	R-200 1.04 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
15131 McKnew Rd (05-00265056)	Shanta Ramson	R-200 2.01 acres	W-1 S-6	NC S-3	Sewer line extension would be necessary for service
4215 Woottens Lane (05-00267352)	Justine Wimsatt	R-200 1.0 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
14800 Blackburn Rd (05-00269145)	Martin Abrams	R-90 2.8 acres	W-6 S-5	W-1 S-1	Property abuts an existing water main
00000 Blackburn Rd (05-00275237)	State Highway	R-90 .44 acres	W-6 S-5	W-1 S-3	Property abuts an existing water main, a sewer main extension would be required for service.
15124 McKnew Rd (05-00275900)	Radostina Sharpova	R-200 0.48 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main; Sewer line extension would be necessary for service
3500 Greencastle Rd (05-00277748)	Raja Asim Hussain	R-90 0.94 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
3504 Greencastle Rd (05-00277750)	Swanee Kline	R-90 0.94 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
14601 Blackburn Rd (05-00281147)	Marc B. Stone	R-90 2.31 acres	W-6 S-5	W-1 S-1	Property abuts an existing sewer main and water main.
4227 Woottens Lane (05-00281400)	Hoover F & MA Warren	R-200 1.27 acres	W-6 S-1	W-1 NC	Property abuts an existing water main
4101 Swiss Stone Dr (05-00282676)	Montgomery County	R-200 8.5 acres	W-1 S-6	NC S-1	Property abuts an existing sewer main
00000 Sandy Spring Rd (05-01508192)	Sandy Spring Rd LLP	I-1 5.12 acres	W-1 S-5	NC S-1	Property abuts an existing sewer main
15110 McKnew Rd (05-02934608)	John & BJ Huston	R-200 0.82 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main

GWSMA 09G-FAI-02

Action and Policy Justification: Approve S-3, S-1, W-3, W-1. Policy V.F.1.a Consistent with Existing Plans.

Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
15112 McKnew Rd (05-02934610)	John T JR & MM Huston	R-200 0.58 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main
15114 McKnew Rd (05-02934621)	Mildred A. Dillon	R-200 0.53 acres	W-6 S-6	W-1 S-3	Property abuts an existing water main
14560 Blackburn Rd (05-03158802)	Memon LLC	R-90 2.0 acres	W-6 S-5	W-3 S-1	Property abuts an existing sewer main. A water main extension would be necessary to serve the property.
00000 Blackburn Rd (05-03316415)	Montgomery County MD	R-90 2.22 acres	W-6 S-5	W-3 S-1	Property abuts an existing sewer main. A water main extension would be necessary to serve the property.

General Water and Sewer Map Amendment: GWSMA 09G-POT-03 –Gary Rd Area

Initiated by DEP-Water and Wastewater Policy Group: May 15, 2009

Purpose: DEP-WWPG staff has developed this proposed water/sewer category map amendment to address sewer service area categories on a portion of Gary Rd and Chapel Rd in the Rockville/Potomac area. (A map showing the neighborhood study area and its existing water/sewer service area categories is attached.) DEP has previously addressed sewer category changes for several of the properties in this area on a case-by-case basis. This proposed general map amendment has the potential to eliminate the need for up to 29 future individual category change requests.

Background: According to the County Water and Sewer Plan as well as the Potomac master plan this area is intended to receive public water and sewer service. The proposed properties listed in the table below already receive public water service or are in the correct category to do so.

Proposal: This sewer category map amendment proposes to change the sewer category for the remaining properties in category S-6 located along Gary Road, two properties are located on Chapel Road, and two properties on Glenn Rd which are also in S-6. All of the subject properties have frontage directly along the street. There are ten properties along Gary Road that abut a sewer main already and are recommended to be changed to S-1. The remaining Gary Road, Chapel Rd and Glenn Rd properties are recommended to be changed to S-3 as sewer main extensions are required.

The properties listed in the following table are included in this proposed general water/sewer category map amendment. The table shows both the existing water and sewer service area categories and those proposed by DEP for the following 29 properties:

GWSMA 09G-POT-03

Action and Policy Justification: Approve S-3, S-1. Policy V.F.1.a Consistent with Existing Plans.

Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
10208 Gary Rd	Micahel &	R-200	W-1	N/C	Abuts an existing sewer

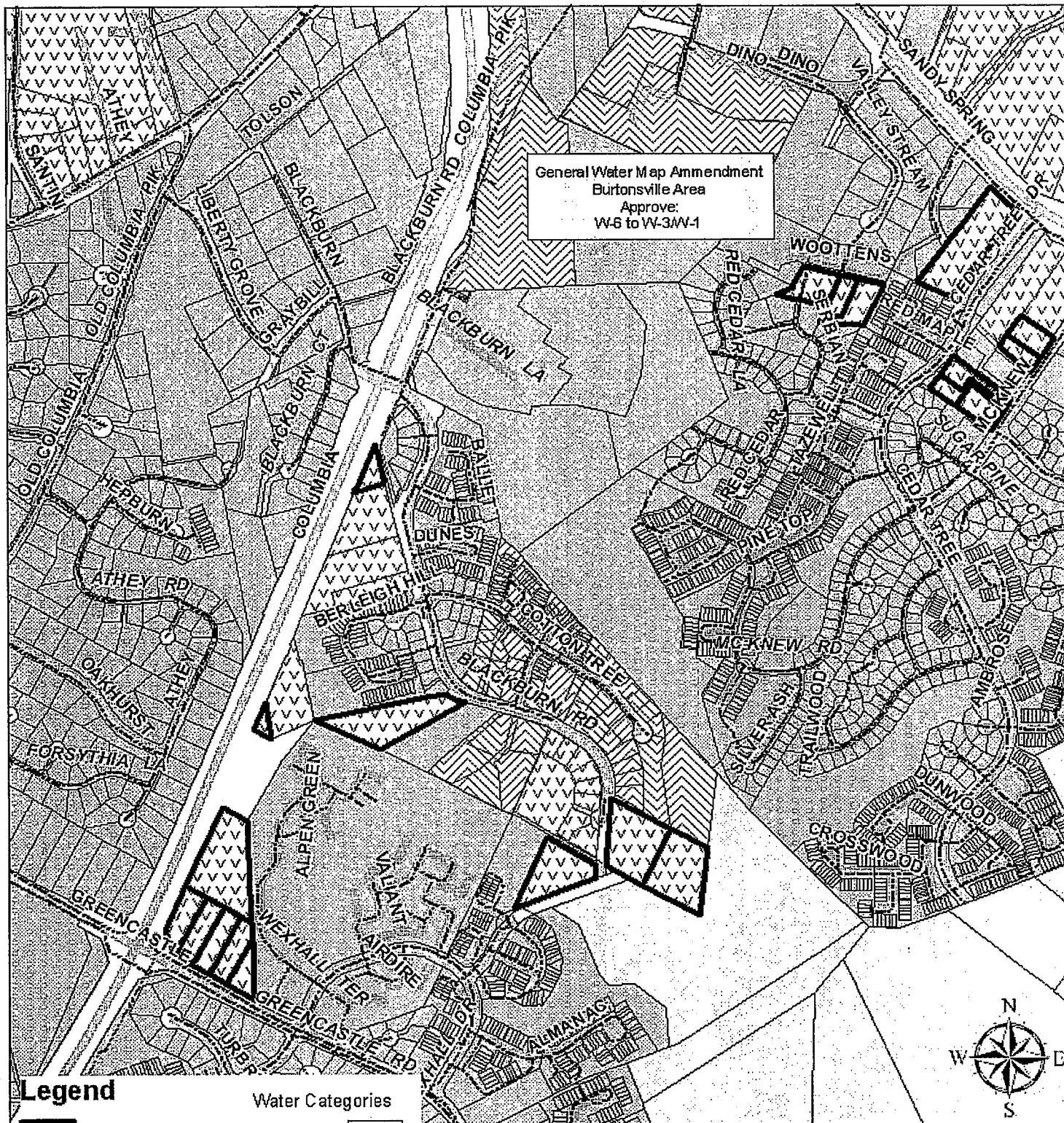
GWSMA 09G-POT-03					
Action and Policy Justification: Approve S-3, S-1. Policy V.F.1.a Consistent with Existing Plans.					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
(10-00870254)	Camilla Nylander	0.713	S-6	S-1	main
10212 Gary Rd (10-00810378)	Dennis W. Lui	R-200 0.712	W-1 S-6	N/C S-1	Abuts an existing sewer main
10309 Gary Rd (10-00870015)	Clayton JR & CS Embrey	R-200 0.62	W-1 S-6	N/C S-3	
10301 Chapel Rd (10-03190835)	Patrick J & MK Pettey	R-200 0.889	W-1 S-6	N/C S-3	
00000 Gary Rd (10-00847987)	Donald K & CH Dean	R-200 0.318	W-1 S-6	N/C S-3	
10220 Chapel Rd (10-00870607)	Joseph E & JJ Lavin	R-200 .0631	W-1 S-6	N/C S-3	
10140 Gary Rd (10-00870083)	Paul & Margot Jacoby	R-200 0.648	W-1 S-6	N/C S-1	Abuts an existing sewer main
10209 Gary Rd (10-00870482)	Potomac Methodist Church	R-200 0.62	W-1 S-6	N/C S-1	Abuts an existing sewer main
00000 Gary Rd (10-00859063)	Dennis W. Lui	R-200 0.066	W-1 S-6	N/C S-1	Abuts an existing sewer main
10211 Chapel Rd (10-00870312)	Donald K & CH Dean	R-200 0.555	W-1 S-6	N/C S-3	
10417 Gary Rd (10-0869995)	Nirajet Patel	R-200 0.55	W-1 S-6	N/C S-3	
10421 Gary Rd (10-00869984)	Nirajet Patel	R-200 0.605	W-1 S-6	N/C S-3	
10201 Gary Rd (10-02777965)	John D & A F Lemaster	R-200 0.884	W-1 S-6	N/C S-1	Abuts an existing sewer main
10008 Glen Rd (10-00870380)	Antonio Dias	R-200 0.551	W-1 S-6	N/C S-3	
10012 Glen Rd (10-00870403)	Habibollah Khozin	R-200 0.687	W-1 S-6	N/C S-3	
00000 Gary Rd (10-00870072)	Jurgon & HM Franz	R-200 0.018	W-1 S-6	N/C S-1	Abuts an existing sewer main
10012 Glen Rd (10-00870403)	Habibollah Khozin	R-200 0.687	W-1 S-6	N/C S-3	
00000 Gary Rd (10-00870072)	Jurgon & HM Franz	R-200 0.018	W-1 S-6	N/C S-1	Abuts an existing sewer main
10310 Gary Rd (10-00870538)	Eliana G Burkhalter	R-200 0.615	W-1 S-6	N/C S-3	
10221 Chapel Rd (10-00870527)	Michael Flynn	R-200 0.542	W-1 S-6	N/C S-3	
10300 Chapel Rd (10-03190813)	Beatrice De Schaetzen	R-200 1.126	W-1 S-6	N/C S-3	
10211 Gary Rd	Frederick W	R-200	W-1	N/C	

GWSMA 09G-POT-03					
Action and Policy Justification: Approve S-3, S-1. Policy V.F.1.a Consistent with Existing Plans.					
Address Legal Description (dist & tax acct. #)	Owner	Zoning Size	Categories		Notes/Comments
			Existing	Proposed	
(10-00870163)	Haub	.062	S-6	S-3	
10204 Gary Rd (10-00870196)	Paul & Lopa Thambi	R-200 0.762	W-1 S-6	N/C S-1	Abuts an existing sewer main
10413 Gary Rd (10-00870141)	James Gregg	R-200 0.61	W-1 S-6	N/C S-3	
10200 Gary Rd (10-00870298)	Chris Greer	R-200 0.662	W-1 S-6	N/C S-1	Abuts an existing sewer main
00000 Gary Rd (10-00855247)	Micahel & Camilla Nylander	R-200 0.137	W-1 S-6	N/C S-1	Abuts an existing sewer main
10300 Gary Rd (10-00870367)	Samual L & NE Jones	R-200 0.988	W-1 S-6	N/C S-3	
10405 Gary Rd (10-00870026)	Roger & Mary Ann Jurgovan	R-200 0.706	W-1 S-6	N/C S-3	
10301 Gary Rd (10-00870287)	Fredric Margolis	R-200 0.62	W-1 S-6	N/C S-3	
10315 Gary Rd (10-00870265)	Charles JR Blessing	R-200 0.62	W-1 S-6	N/C S-3	
10409 Gary Rd (10-00870117)	Brian Rubin	R-200 0.648	W-1 S-6	N/C S-3	

Water Service Area Category Map

GWSMA-09G-FAI-02

Burtonsville Area



Legend

Water Categories	
	Properties for Water Change
	Water Line
	1
	3
	4
	6

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

0 0.045 0.09 0.18
Miles

25



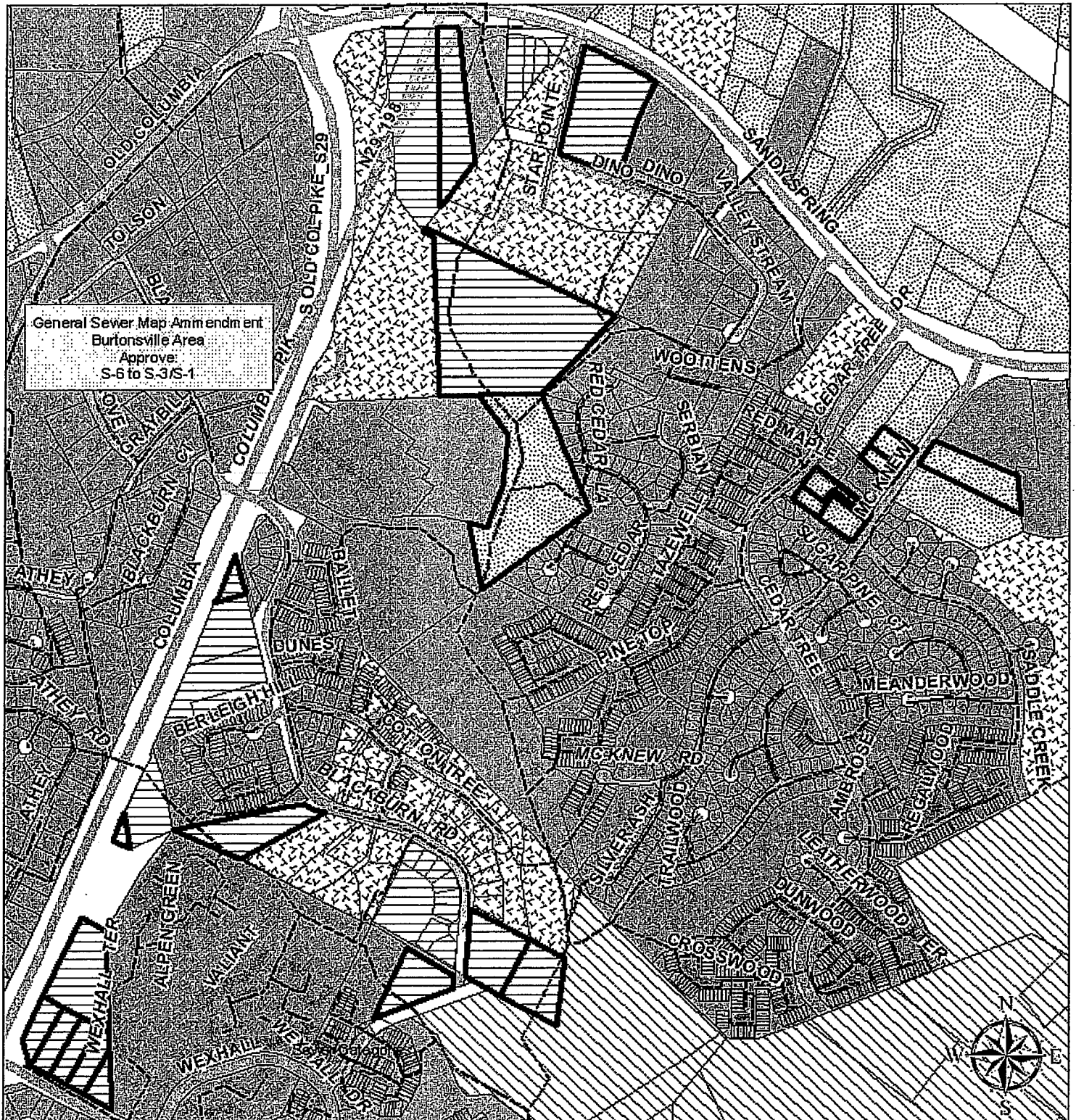
DEP
Water and Wastewater
Policy Group



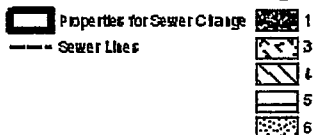
Sewer Service Area Category Map

GWSMA-09G-FAI-02

Burtonsville Area



Legend Sewer Categories



Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan

0 0.045 0.09 0.18
Miles

26



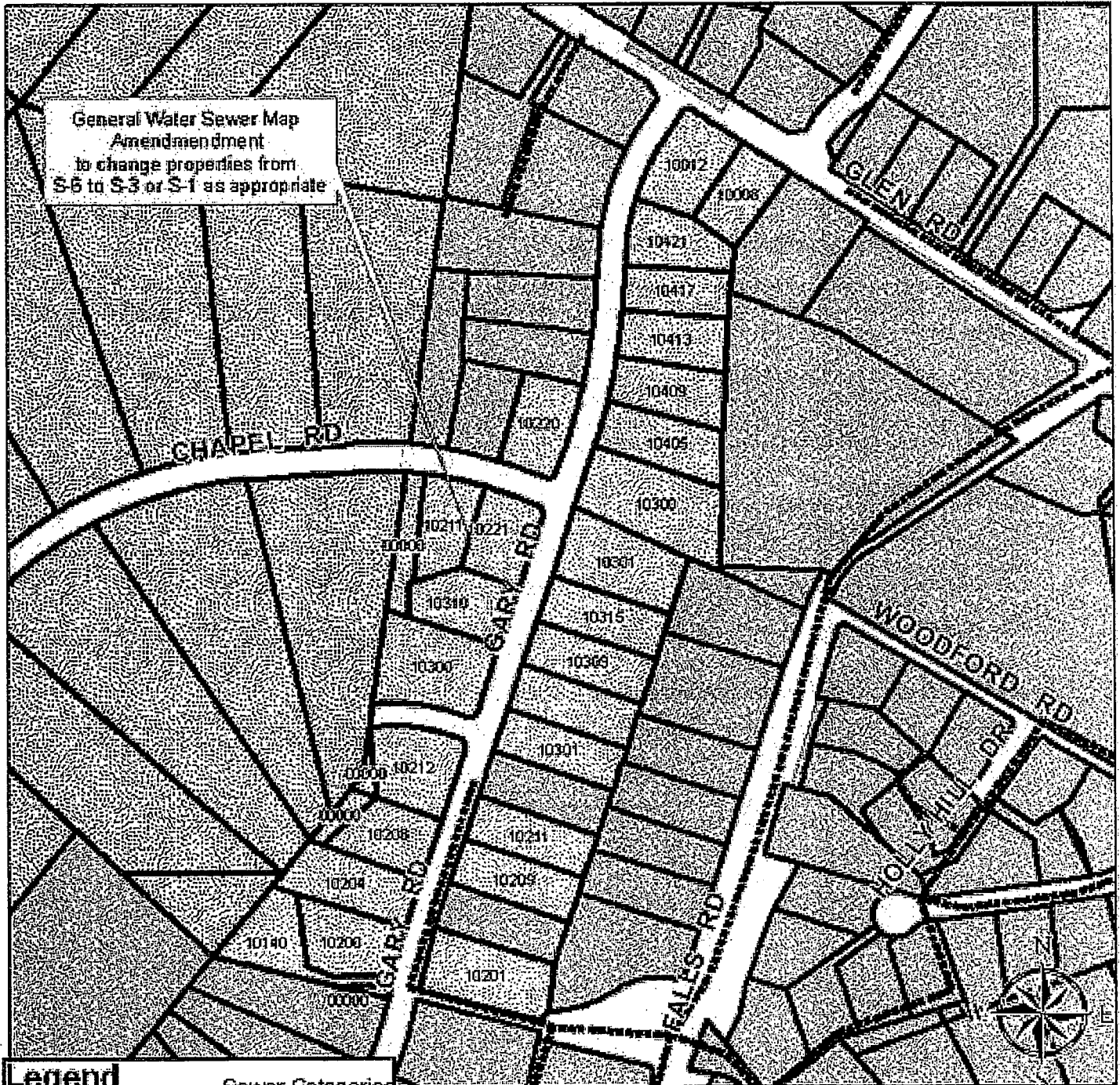
DEP
Water and Wastewater
Policy Group



Sewer Services Area Category Map

GWSMA 09G-POT-03

(Includes portions of Gary Rd, Chapel Rd and Glenn Rd)



Legend

	GWSMA Properties		1
	Sewer Lines		3
	MC_Sewer_Envel		4
	Properties		5
			6

Montgomery County, Maryland
2003 Comprehensive Water Supply
and Sewerage Systems Plan



DEP
Water and Wastewater
Policy Group

Now therefore be it resolved by the Director of the Montgomery County Department of Environmental Protection that the amendments described above for inclusion in the County's *Comprehensive Water Supply and Sewerage Systems Plan* are approved. DEP will revise the water and sewer category maps in the County's geographic information system (GIS) database to include these amendments, and they will be shown as part of the next interim or triennial service area map update.

Approved


Robert G. Hoyt, Director
Montgomery County Department of Environmental Protection

V. M-NCPPC DEVELOPMENT REVIEW COMMITTEE UPDATE:

DEP has not identified any current subdivision plans affected by the approvals granted under this administrative delegation action.

VI. NOTIFICATION OF DEP ACTION - DEP will submit notification of the Director's action to MDE for that agency's review. MDE has 90 days to comment on the administrative approvals granted. DEP will also notify each applicant, appropriate county government agencies, and other interested parties of the Director's action. A list of agencies and individuals that will receive a copy of this summary of action follows:

Distribution: Interagency

Jay G. Sakai, Director, Water Mgt. Admin., MDE
Michael J. Knapp, Montgomery County Council
Nancy M. Floreen, Montgomery County Council
Royce Hanson, M-NCPPC/Planning Board
Keith Levchenko, Montgomery County Council
Gene von Gunten, Department of Permitting Services
Gwen Wright, M-NCPPC, County-Wide Planning Division

Cathy Conlon/Richard Weaver, M-NCPPC, Development
Review Division
Katherine Nelson, M-NCPPC, County-Wide Planning
Division/Environmental Unit
Peg Robinson/Dave Shen, WSSC, Development Services
Group
Luis Tapia, WSSC, Service Applications Group
Pearl Walker, WSSC, Assessments Group

Distribution: Property Owners Listed Above/Other Interested Parties/Public Interest Groups

Attachments – Amendment Service Area Category Mapping

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